

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.1 & 2 (303.2) to permit average front yard setback of 55' in lieu of the required 34'3" and to permit side yard setbacks of 0', 6', and 24' in lieu of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The configuration of the property and subsequent setback requirements do not permit us to develop the lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
N/A
(Type or Print Name)
Signature
N/A
Address
N/A
City and State

Legal Owner(s):
Burton W. Smeltzer
(Type or Print Name)
Signature
(Type or Print Name)
Signature
(Type or Print Name)
Signature

Attorney for Petitioner:
William Kerr
(Type or Print Name)
Signature
409 Washington Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 828-6818
Address
Phone No.

6431 Balto. Nat'l. Pike 747-8790
Address
Baltimore, Maryland
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
See Owner
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of December, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of January, 1985, at 10:15 o'clock A.M.

By: *Carl J. Jablon*
Zoning Commissioner of Baltimore County.

(over)

85-203-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 11th day of December, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Burton W. Smeltzer
Petitioner's Attorney: William Kerr

Received by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
S/S of Baltimore National Pike, 1225' NW of Geipe Rd. (6431 Baltimore National Pike, 1st Dist. : OF BALTIMORE COUNTY
BURTON W. SMELTZER, : Case No. 85-203-A
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 28th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to William Kerr, Esquire, 409 Washington Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

RECORDED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-203-A
Date: January 17, 1985

Lots of such narrow width and excessive length are not desirable sites for development; however, this office has no basis for opposing the granting of the subject petition. If granted, it is requested the compliance with the comments of the Division of Current Planning and Development's representative on the Zoning Plans Advisory Committee be required.

Norman E. Gerber
Norman E. Gerber, Director

NEG:JCH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 22, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

William Kerr, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Item No. 151, Case No. 85-203-A
Burton W. Smeltzer - Petitioner
Petition for Variance

Dear Mr. Kerr:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to amend the previous special exception (Case No. 83-225-A), which granted a contractor's equipment storage yard on the rear portion of this site, by constructing a large building and another building on the front portion of this site both closer to property lines than allowed, this variance hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:ech

Enclosures

cc: Lyon Associates
21 Governor's Court
Baltimore, Md. 21207

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #151 (1984-1985)
Property Owner: Burton W. Smeltzer
S/E cor. Baltimore National Pike and Geipe Rd.
Acres: 2.2025
District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore National Pike (U.S. 40) is a State Highway. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

This site is subject to sediment control and storm water management regulations as applicable.

Very truly yours,

James A. Marble
JAMES A. MARBLE, P.E., Chief
Bureau of Public Services

JAM:EAM:REC:88

1-24
85-203-A



Maryland Department of Transportation
State Highway Administration

William K. Hollman
Secretary
Hal Kassoff
Administrator

December 14, 1984

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 12-11-84
ITEM: #151.
Property Owner: Burton W. Smeltzer
Location: SE/Cor. Baltimore National Pike (Route 40-W) & Geipe Road
Existing Zoning: B.R. & B.R.-CS-2
Proposed Zoning: Variance to Permit an average front yard setback of 55' in lieu of the required 34'3" and to permit side yard setback of 0', 6' and 24' in lieu of the required 30'.
Acres: 2.2025
District: 1st

Dear Mr. Jablon:

On review of the site plan of October 31, 1984 and field inspection, the State Highway Administration finds the plan generally acceptable.

All work within the S.H.A. Right-of-Way must be through permit with the posting of a \$4,000.00 bond to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

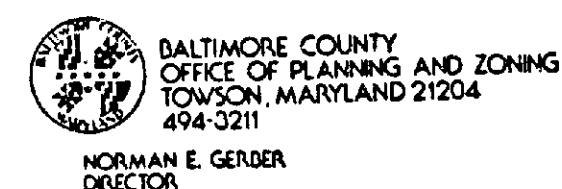
CL:GW:maw

cc: Mr. J. Ogle (301) 659-1350
My telephone number is

By: George Wittman
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717/707 North Carroll St., Baltimore, Maryland 21203-0717

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12/14/84
Item # 151
Property Owner: BURTON W. SMELTZER
Location: 5165 BALTIMORE NATIONAL PIKE
& 1100' W. OF GEIPE RD. (GEIPE RD.)

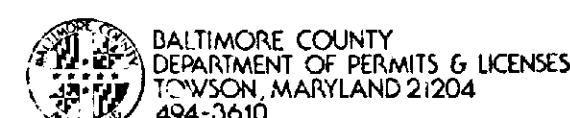
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by §111-178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by §111-178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:
ELECTION DIST. IS 1ST DIST. 13TH AS SHOWN. THE AREA COVERED BY THE RESTRICTIONS IS CASE 83-425-X. MUST BE SHOWN ON THE PLAN. THE STATUS OF THE EXISTING METAL BUILDING MUST BE INDICATED. 90 DEGREE PARKING BAYS REQUIRE A 24' FOOT AISLE.

Eugene A. Rober
Chief, Current Planning and Development

cc: James Roswell



December 18, 1984

TED ZALESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 151 Zoning Advisory Committee Meeting are as follows:

Property Owner: BURTON W. SMELTZER
Location: SE/Cor. Baltimore National Pike and Geide Road
Existing Zoning: B.R. and B.R.-OS-2
Proposed Zoning: Variance to permit an average front yard setback of 55' in lieu of the required 30'; and to permit side yard setback of 0', 6' and 24' in lieu of the required 30'.

Address: 2.2025
District: 1st.

The items checked below are applicable:

() All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Age, and other applicable Codes.

() A building/other permit shall be required before beginning construction.

() Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

() Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

() An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1107 and Table 1102, also Section 503.2.

() Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.

() A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

() Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

() Comments - Thru the use of setbacks, sprinklers, and construction types the proposed storage building could be built. There is not sufficient data provided so far to determine if 30' setbacks would be required. Also, see Section 1111.0 as to exterior wall opening protectives. Will this be a single tenant structure for storage. See Section 312.2 for separations of mixed uses. Plans do not comply to Handicapped Code.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman, Chief
Plans Review

Chloe

PETITION FOR VARIANCES 1st Election District

LOCATION: South side of Baltimore National Pike, 1225' Northwest of Geipe Road (6431 Baltimore National Pike)

DATE AND TIME: Tuesday, January 29, 1985 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit average front yard setback of 55 feet in lieu of the required 343 feet and to permit side yard setbacks of 0 feet, 6 feet and 24 feet in lieu of the required 30 feet.

Being the property of BURTON W. SMELTZER as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

DATE February 14, 1985

BY [Signature]

ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCES
S/S of Baltimore National Pike,
1225' NW of Geipe Road (6431
Baltimore National Pike)
1st Election District
Burton W. Smeltzer-Petitioner
No. 85-203-A, Item No. 151

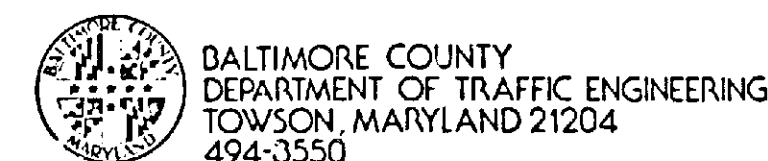
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The petitioner herein requests variances to permit an average front yard setback of 55 feet in lieu of the required 343 feet and to permit side yard setbacks of 0 feet, 6 feet and 24 feet in lieu of the required 30 feet.

Testimony presented by an on behalf of the petitioner indicated that in order to construct a large building he proposes to amend the previous special exception (Case No. 83-225-X) which granted, with restrictions, a contractor's equipment storage yard (tree service) on the rear (B.R. zoned) portion of the property. That building and another building proposed for the front (P.R.-C.S.-2 zoned) portion both would be closer to the property lines than allowed by the Baltimore County Zoning Regulations. The front building (100' X 70') will provide 7,000 square feet of retail space; the rear building has two sections: a two-story office building (40' X 70') which provides 5,600 square feet and is joined to a long, narrow contractor's storage building (50' X 530') providing 26,500 square feet. The contractor's storage building will provide bays larger than those in mini-warehouses and thus useful for equipment storage. The tree service will utilize about 150 square feet of the office space and will provide outdoor storage for chippers, stumpers and stumps approximately 15' long. The petitioner's representative has had a pre-County Group meeting.

No one appeared in protest.

Without reviewing all the testimony and evidence presented, in the opinion of Deputy Zoning Commissioner, the variances would not adversely affect the health, safety and general welfare of the community and would be in strict harmony with the



STEPHEN E. COLLINS
DIRECTOR

December 17, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 144, 145, 147, 148, 150, 151, 152, and 153 ZAC- Meeting of December 11, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 144, 145, 147, 148, 150, 151, 152, and 153.

MSF/can



PAUL H. REINKE
CHIEF

December 18, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Burton W. Smeltzer

Location: SE/Cor. Baltimore National Pike and Geide Road

Item No.: 151

Zoning Agenda: Meeting of 12/11/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *George M. Hagan*
REVIEWER: *Carl A. Hagan*
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb * R.R. tie planter restricts width of 24' driveway. Also entire driveway shall be posted with fire lane signs

spirit and intent of the zoning regulations, and therefore, should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14th day of February, 1985, that the herein Petition for Variances to permit an average front yard setback of 58 feet in lieu of the required 343 feet and to permit side yard setbacks of 0 feet, 6 feet and 24 feet in lieu of the required 30 feet are GRANTED, from and after the date of this order, subject to the following:

1. County Review Group (CRG) approval must be attained. The restrictions of Case No. 83-225-X and the instant case must be placed on the CRG approved plan.
2. The site plan must indicate the location of the storage of chippers and stumpers, and temporary storage of chips and wood, and parking for 6 trucks, not over 17 feet in length, all to be provided in addition to the parking spaces required for the site's proposed development.
3. Encroachment upon the required setbacks shall not exceed 0 feet for a distance of 100 feet, 6 feet for a distance of 530 feet and 24 feet for a distance of 40 feet.
4. Landscaping shall be provided in accordance with the Baltimore County Landscape Manual.

Sam M. Hagan
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE February 14, 1985

BY [Signature]

ADMINISTRATIVE ASSISTANT

PJAN 13 1966



BAITIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 14, 1985

William T. Kerr, Esquire
Bregel and Bregel
Suite 403
Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variances
S/S of Baltimore National Pike,
1225' NW of Geipe Road (6431
Baltimore National Pike)
1st Election District
Burton W. Smeltzer-Petitioner
No. 85-203-A, Item No. 151

Dear Mr. Kerr:

I have this date passed my Order in the above referenced matter in
accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ:ech

cc: People's Counsel

December 18, 1984

William Kerr, Esquire
409 Washington Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variances
S/S Baltimore National Pike, 1225'
NW of Geipe Rd. (6431 Baltimore National Pike)
Burton W. Smeltzer
Case No. 85-203-A

TIME: 10:15 a.m.

DATE: Tuesday, January 29, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BAITIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 135877

DATE 11/29/84 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM: *Lyons Associates*
FOR: *Filing Fee for Variances #151*

112*****1006014 5302F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-203-A

District 1st Date of Posting 1-12-85
Posted for: Variances
Petitioner: Burton W. Smeltzer
Location of property: S/S Baltimore National Pike, 1225' NW of
Geipe Road (6431 Baltimore National Pike)
Location of Signs: South side of Baltimore National Pike in
front of 6431
Remarks: _____
Posted by: A. J. Jablon Date of return: 1-18-85
Signature
Number of Signs: 1

PETITION FOR VARIANCES
1st Election District

LOCATION: South side of Bal-
timore National Pike, 1225'
Northwest of Geipe Road
(6431) Baltimore National
Pike)

DATE AND TIME: Tuesday,
January 29, 1985 at 10:15 a.m.
PUBLIC HEARING: Room
106, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regu-
lations of Baltimore County,
will hold a public hearing:

Petition for Variances to per-
mit average front yard setback
of 55 feet in lieu of the re-
quired 60 feet and to permit
side yard setbacks of 0 feet, 4
feet and 24 feet in lieu of the
required 30 feet.

Being the property of Burton
W. Smeltzer as shown on the
plat filed with the Zoning
Office.

In the event that this Peti-
tion is granted, a building
permit may be issued within
the thirty (30) day appeal pe-
riod. The Zoning Commissioner
will, however, entertain any
request for a stay of the issu-
ance of said permit during
this period for good cause
shown. Such request must be
received in writing by the
date of the hearing set above,
or made at the hearing.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County,
Jan. 10.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 10, 1985

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
January 10, 1985

THE JEFFERSONIAN,

W. Venton
Publisher

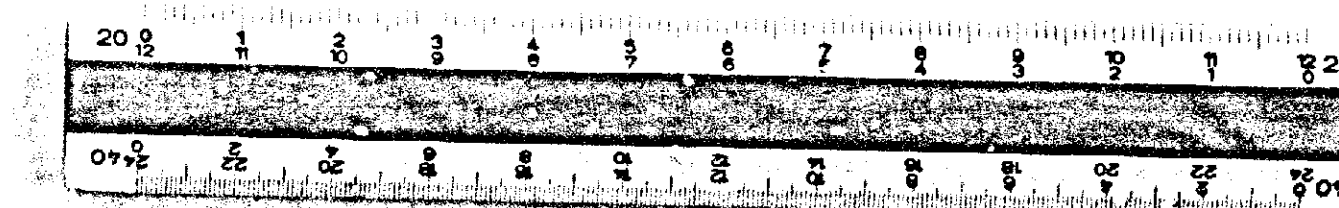
85-203-A

Cost of Advertising 20⁰⁰



AREA LAND USES

- ① FRANK'S NURSERY & CRAFTS
- ② BOB'S BIG BOY
- ③ ROY ROGERS
- ④ BRADLEES
- ⑤ KOREN FURNITURE STORE
- ⑥ SAUMENIG & CO.
- ⑦ TOPER MFG. CO.
- ⑧ PARTY TIME RENTALS
- ⑨ ABC RENTAL CENTER
- ⑩ SHAVITZ
- ⑪ FORTY WEST RACQUET CLUB
- ⑫ HOLIDAY INN
- ⑬ JACK'S OF LOMBARD ST.
- ⑭ AUTO WASH & WAX
- ⑮ SAM KLEIN GLASS
- ⑯ J. NORMAN GEIPE MOVING STORAGE
- ⑰ GULF SERVICE STATION
- ⑱ 40-WEST SHOPPING CENTER
- ⑲ DOUBLE T DINER
- ⑳ SUNOCO MINI MARKET
- ㉑ 40-WEST DISCOUNT LIQUORS
- ㉒ CATON RADIO (Under Construction)
- ㉓ O'DONNELL ISUZU
- ㉔ DENNY'S RESTAURANT
- ㉕ HARDEE'S
- ㉖ WESTPARK STORES & OFFICES (Renovating)
- ㉗ SCHMIDT'S BAR
- ㉘ BEST WESTERN
- ㉙ PONDEROSA
- ㉚ CARPET LAND
- ㉛ SPRINGRIVER CORPORATION
- ㉜ ANTWERPEN MOTOR CARS, LTD. (Under Construction)
- ㉝ SHELL SERVICE STATION
- ㉞ PINE PARK PLAZA
- ㉟ ARTHUR'S RESTAURANT



STV / LYON ASSOCIATES

Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS

NO DATE DESCRIPTION

BURTON W. SMELTZER PROPERTY

PLAN PREPARATION

DESIGNED BY SAH DATE Jan. 28, 1985
DRAWN BY SCALE 1" = 200'
CHECKED BY

FEININGER'S
EXHIBIT 1

85-203

DRAWING NO.
7570-59-001

SHEET NO.
1 of 1

#1

